



ESTATE AGENTS



Holybourne, Hampshire

£225,000

# Holybourne, Hampshire

This second floor apartment is situated on the popular 'Barley Fields development' on the fringes of Holybourne and within easy reach of Alton's mainline train station. The apartment has two bedrooms, a bathroom, a dual aspect living/dining room, kitchen with integral appliances. Externally there are two allocated parking spaces.

Enter the building straight into the communal hallway, stairs lead to the second floor and front door of the apartment. On entering the property straight into the entrance hallway, with two built in storage cupboards. To the left and at the front aspect, is the second bedroom with a double glazed window to the front, bedroom one is adjacent, which is spacious with a double glazed window to the front.

The double aspect living room/dining room spans the width of the property with the living area to the front, whilst towards the rear is ample space for a dining table and chairs. Off the main hallway and to the rear is the kitchen which comprises of wall and base units with work tops over. There is an under counter single oven with an inset four ring hob above, and an inset sink drainer under the window. Integral appliances comprise of a washing machine, tall fridge freezer and dishwasher. The bathroom is adjacent with a panelled bath with a shower over and glass screen, low level WC and wash hand basin.

Outside, the development benefits from communal grounds around, whilst to the back of the building this flat benefits from two allocated parking spaces. Additional benefits include gas central heating and end of chain.

Leasehold

113 Years Remaining On Lease

Council Tax Band : C

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.

- Two Bedroom Apartment

- Popular Barley Fields

## Development

- Well Presented Accommodation

- Double Aspect Lounge Dining

## Room

- Kitchen with intergrated

## Appliances

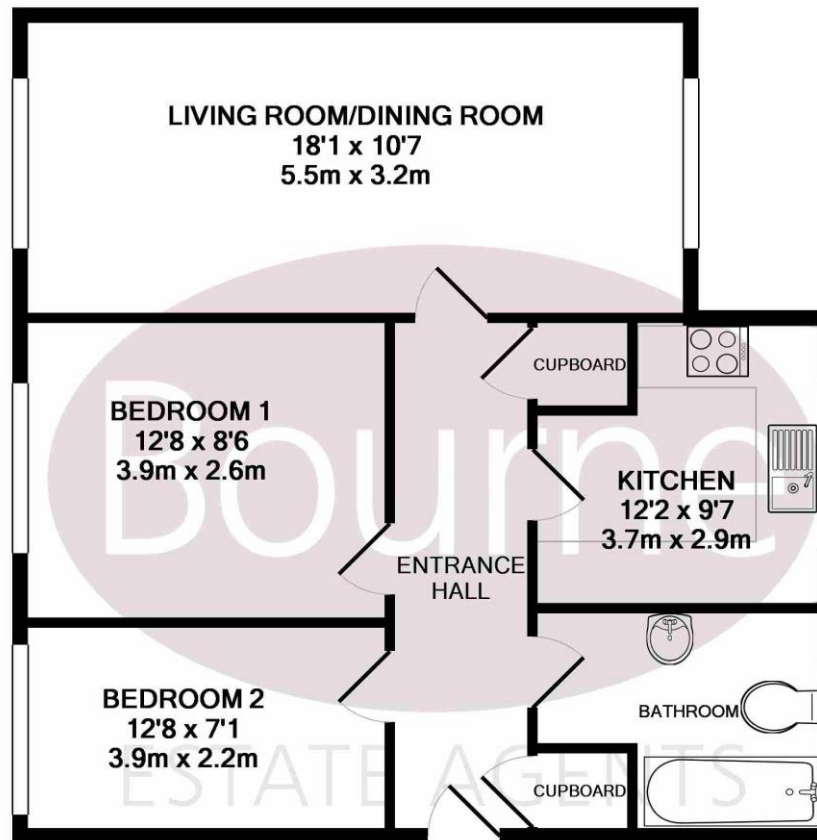
- Bathroom

- Two Allocated Parking Spaces

- Gas Central Heating



# Floorplan



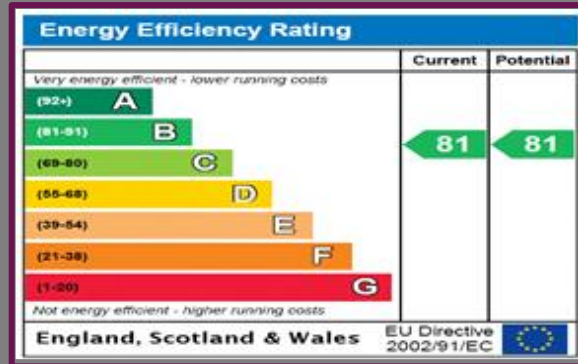
TOTAL APPROX. FLOOR AREA 623 SQ.FT. (57.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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# Location

This property can be found on the popular Barley Fields development in Holybourne built by Messrs Persimmon Homes. The development can be found off the London Road which provides access to the A31 whilst in the opposite direction via Anstey Road is the town centre and mainline train station.



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



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